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Co-Tenants Lillian Logan, Cornell Rd LLC,
Christiana LLC and Alexander LLC

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF OREGON

In re

15005 NW Cornell LLC and
Vahan M. Dinihanian, Jr.,

Debtors.

Bankruptcy Case Nos.

Case No. 19-31883-dwh11 (Lead Case)

19-31886-dwh11

Jointly Administered Under Case No. 19-
31883-dwh11

MOTION TO SHORTEN TIME
REGARDING EMERGENCY MOTION
FOR RELIEF FROM AUTOMATIC
STAY OF CREDITORS, INTERESTED
PARTIES AND CO-TENANTS LILLIAN
LOGAN, CORNELL RD LLC,
CHRISTIANA LLC, AND ALEXANDER
LLC

EXPEDITED CONSIDERATION
REQUESTED

Creditors, Interested Parties, and Co-Owners, Lillian Logan, Cornell Rd LLC, Christiana
LLC, and Alexander LLC (collectively the "Logan Parties"), by and through their attorneys,
move pursuant to Fed. Rules of Bankr. Proc. 4001(a)(2) and 9006(c) to shorten the time for a
response to the Logan Parties Emergency Motion for Relief from Stay (the "Relief Motion") and

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EMERGENCY MOTION FOR RELIEF FROM
AUTOMATIC STAY OF CREDITORS,
INTERESTED PARTIES AND CO-TENANTS
LILLIAN LOGAN, CORNELL RD LLC,
CHRISTIANA LLC, AND ALEXANDER LLC

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the declarations of Daniel Steinberg and Lillian Logan filed in support of the Relief Motion and this motion.

The Logan Parties counsel conferred with the attorneys representing the Debtors and both Nicholas Henderson, Esq., and Douglas Pahl, Esq. consented to the Logan Parties' request to shorten time. Steinberg Dec. ¶ 6.

BACKGROUND

As the Court knows, the Logan Parties and Debtor 15005 NW Cornell Rd LLC ("15005 LLC") are co-owners of the Cornell Road property (the "Property"). As set forth more fully in the Relief Motion, the Logan Parties have effectively been locked out of the Property at a critical time. See Relief Motion pg. 2-3. Dinihanian Floral Products, Inc., ("DFPI") (owned 50% by Vahan Dinihanian Jr. and 50% by Lillian Logan) harvests holly grown on the Property. Lillian Logan Declaration ("Logan Decl.") ¶ 3. Every year that holly is sold to Logan Tree Farms ("LTF") which, beginning in early November, begins setting up a business which sells Christmas trees and the holly (the "Christmas Tree Operation"). *Id.* The business is essential for not only the Logan Parties, but also for the Property to maintain its "farm deferral" designation for property tax purposes. *Id.*

Upon contacting the court, the Logan Parties found that the earliest the matter would be set for hearing, without an order shortening time, is November 29, 2021. This would effectively eliminate the opportunity to sell DFPI's holly crop.

ARGUMENT

The Code provides for such emergency relief under 11 U.S.C. §362(f);

"Upon request of a party in interest, the Court, with or without a hearing, shall grant such relief from the stay provided under subsection (a) of this section as is necessary to prevent irreparable damage to the interest of an entity in property, if such interest will suffer such damage before there is an opportunity for notice and a hearing under subsection (d) or (e) of this section."

Here, the Logan Parties need immediate access to these facilities to allow for acquiring, managing and storing inventory, set up, and planning for the Christmas Tree Operation. *See Logan Decl.*, ¶4. The delays already caused by the Debtors' actions are going to cause a ripple effect which will impact the business. *Id.* It is important to note that the Debtors benefit from this operation by virtue of the farm deferral designation on the Property.

Bankruptcy Rules 4001 and 9006 further provide for a court to modify the traditional response times.

CONCLUSION

For the foregoing reasons, and based on the agreement of all parties in interest, the Logan Parties should be granted an order shortening time for the Relief Motion to be heard.

DATED this 8th day of November, 2021.

JORDAN RAMIS PC

By: /s/Daniel L. Steinberg

Russell D. Garrett, OSB #882111

Daniel L. Steinberg, OSB #993690

Attorneys for Creditors and Interested Parties

*Lillian Logan, Cornell Rd LLC, Christiana LLC
and Alexander LLC*

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ORDER GRANTING CREDITORS,
INTERESTED PARTIES AND CO-
TENANTS LILLIAN LOGAN,
CORNELL RD LLC, CHRISTIANA LLC,
AND ALEXANDER LLC'S MOTION TO
SHORTEN TIME REGARDING
EMERGENCY MOTION FOR RELIEF
FROM THE AUTOMATIC STAY
UNDER U.S.C. §362(f) AND
BANKRUPT

THIS MATTER having come before the Court on Creditors, Interested Parties, and Co-Owners, Lillian Logan, Cornell Rd LLC, Christiana LLC, and Alexander LLC's (collectively the "Logan Parties") Motion to Shorten Time Regarding Emergency Motion for Relief from Stay [Dkt. 477] pursuant to 11 U.S.C. §362(f) and Bankruptcy Rule 4001 (the "Relief Motion"). The Court having reviewed the motion, supporting documents, and the moving parties' representation that the Debtors consent to time being shortened, and being otherwise duly advised, now, therefore,

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INTERESTED PARTIES AND CO-TENANTS
LILLIAN LOGAN, CORNELL RD LLC,
CHRISTIANA LLC, AND ALEXANDER LLC'S
MOTION TO SHORTEN TIME REGARDING
EMERGENCY MOTION FOR RELIEF FROM
THE AUTOMATIC STAY UNDER U.S.C. §362(f)

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Exhibit 1
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IT IS HEREBY ORDERED that the Logan Parties' Motion to Shorten Time re the Relief Motion is GRANTED. The Relief Motion [Dkt. 477] shall be heard on _____ 2021 at 9:00 a.m. by Telephone. The call-in information will be provided on the Amended Notice of Hearing filed by the Logan Parties. THE RESPONSE DEADLINE TO RESPOND TO THE RELIEF MOTION IS _____.

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I certify that I have complied with the requirements of LBR 9021-1-(a).

Presented by:

JORDAN RAMIS PC

By: /s/Daniel L. Steinberg
Russell D. Garrett, OSB #882111
Daniel L. Steinberg, OSB #993690
Attorneys for Creditors, Interested Parties and Co-Tenants Lillian Logan, Cornell Rd LLC, Christiana LLC and Alexander LLC

CERTIFICATE OF SERVICE

I hereby certify that on the date shown below, I served a true and correct copy of the foregoing MOTION TO SHORTEN TIME REGARDING EMERGENCY MOTION FOR RELIEF FROM AUTOMATIC STAY OF CREDITORS, INTERESTED PARTIES AND CO-TENANTS LILLIAN LOGAN, CORNELL RD LLC, CHRISTIANA LLC, AND ALEXANDER LLC on:

VIA ECF:

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DATED: November 8, 2021.

/s/Daniel L. Steinberg

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